

## LONDON SW9 – 14 CLAPHAM ROAD, OVAL

WELL CONFIGURED SHOP AVAILABLE IN BUSY LOCATION CLOSE TO OVAL TUBE STATION

**\*\* SUITABLE FOR A WIDE VARIETY OF USES WITHIN CLASS E \*\***



### LOCATION

The premises forms part of an attractive retail parade on the west side of Clapham Road, close to Oval Underground Station (Northern Line) and less than a 5 min walk to the Kia Oval Cricket Ground and Kennington Park. Nearby occupiers include **The Hanover Arms, Grill 32, Oval Eyes Opticians, The Hound Hut, 24 The Oval, Ludlow Thompson** and **The Derby**.

### THE PROPERTY

The premises are arranged on ground floor only and offers the following approximate dimensions and floor areas:-

|                        |   |                      |                     |
|------------------------|---|----------------------|---------------------|
| Gross Frontage         | - | 5.44 m               | 17' 10"             |
| Net Frontage           | - | 4.88 m               | 16' 00"             |
| Internal Width         | - | 4.97 m               | 16' 03"             |
| Shop Depth             | - | 15.70 m              | 51' 05"             |
| Ground Floor Sales     | - | 64.01 m <sup>2</sup> | 689 ft <sup>2</sup> |
| Ground Floor Ancillary | - | 6.69 m <sup>2</sup>  | 72 ft <sup>2</sup>  |

### EPC

An EPC is available upon request.

### COSTS

Each party is to be responsible for their own legal and surveyors' costs incurred in the transaction.

### LEASE

The property is available by way of an assignment of the existing effectively full repairing and insuring lease expiring on 31<sup>st</sup> December 2025, without review, at the passing rental of **£28,750 p.a. excl.**

Alternatively, subject to Landlord's consent, the property may also be available by way of a new lease.

### RATES

We are informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:-

|                        |   |                |
|------------------------|---|----------------|
| <b>Rateable Value</b>  | - | <b>£21,250</b> |
| <b>UBR (2023/2024)</b> | - | <b>49.9p</b>   |

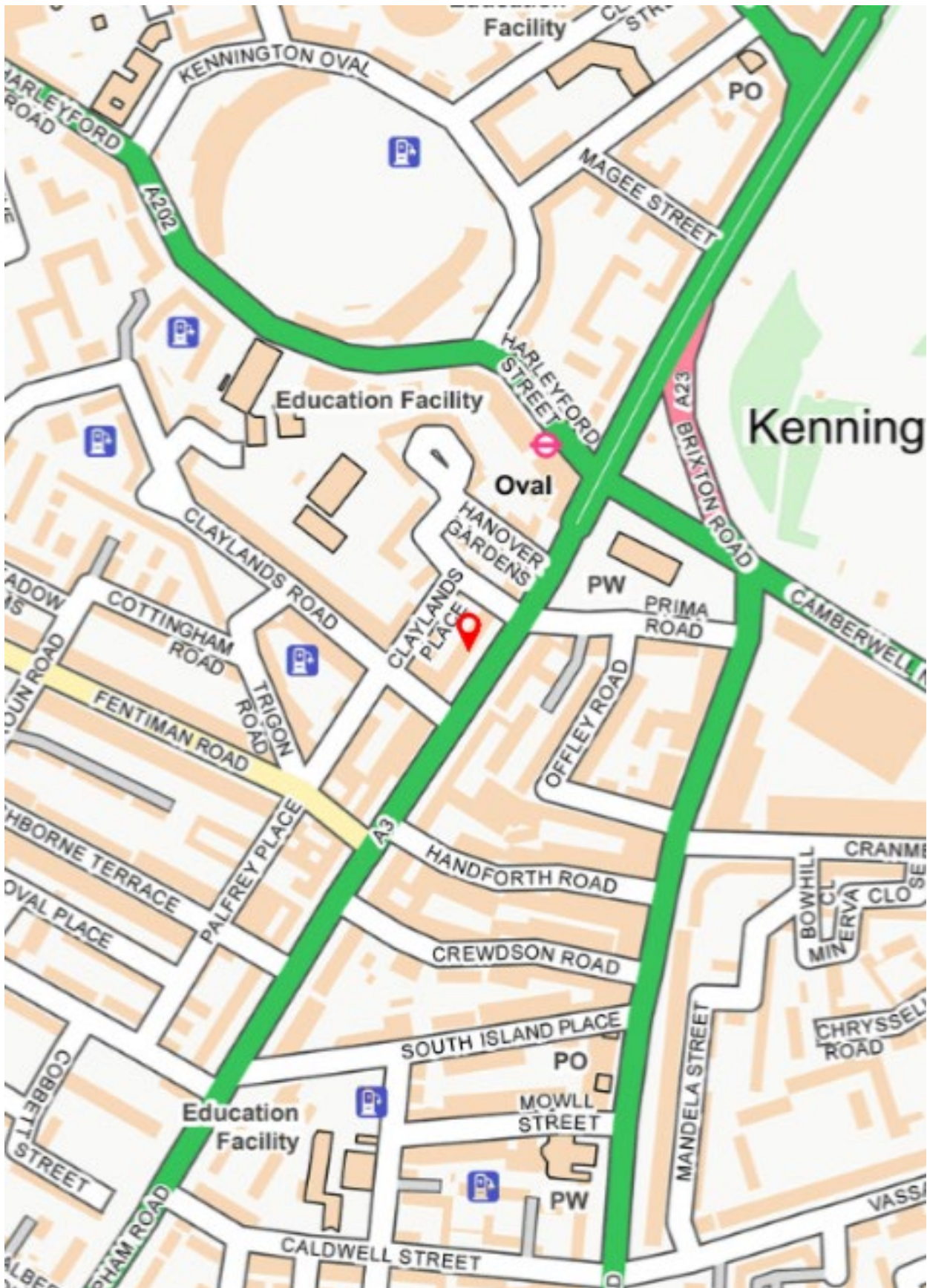
Various relief schemes are in existence and interested parties are recommended to make their own enquiries with the Business Rates Department of Lambeth Council – Tel: 020 7926 1000

### INSPECTION

Viewings can only be carried out with prior notice by contacting:-

**John Mortimer** [johnmortimer@sprrg.co.uk](mailto:johnmortimer@sprrg.co.uk) or  
**William Doherty** [willdoherty@sprrg.co.uk](mailto:willdoherty@sprrg.co.uk)

**Tel: 020 7409 2100**



Important notice - all premises are offered subject to contract and availability. These particulars are issued, without responsibility on the part of Smith Price RRG LLP, their employees or their clients and serve only as an introductory guide to the premises. No part of them constitute a part of a contract or a statement or representation upon which any reliance can be placed. Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. Neither Smith Price RRG LLP nor any of their employees or agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. All measurements are approximate.